

First name	Last name	Question	Answered	Housekeeping Questions
Linda	West	What does Pronouns: She/Her indicate, I've seen this before but ???	X	Brian: Great question! I believe this will be covered in today's presentation :) stay tuned. Addressed in Slide 30. Carrie Ann: <a href="https://www.whitehouse.gov/briefing-room/presidential-actions/2021/01/20/executive-order-preventing-and-combating-discrimination-on-basis-of-gender-identity-or-sexual-orientation/">https://www.whitehouse.gov/briefing-room/presidential-actions/2021/01/20/executive-order-preventing-and-combating-discrimination-on-basis-of-gender-identity-or-sexual-orientation/</a>
Janet	Kass	Could you provide us with a slide or two, perhaps at next week's session, to explain which of all of these laws apply to "small" landlords. By that, I mean a landlord that rents a room in their own residence or a room on the premises of the landlord's homestead.	X	See below
Janet	Kass	I think you just did so -- the "Mrs. Murphy" slide.	X	Alexis: Yes! That was it. If you would like more information, here is a fact sheet: <a href="https://www.fairhousinghawaii.org/uploads/2/3/9/0/23902043/march_2015_fh_exemptions.pdf">https://www.fairhousinghawaii.org/uploads/2/3/9/0/23902043/march_2015_fh_exemptions.pdf</a>
Albert	Palmer	What are the local statutes/rules that deal with maximum safe occupancy limits for X # of bedrooms or X sf?	X	Addressed in Slides 22-23
Lopaka		Is there a statute that regulates and protects noncitizen foreign national renters or buyers?	X	Alexis: To refuse to sell or rent after bona fide offer, or outright denial of a dwelling to a person because of membership of protected class (race, color, religion, sex, familial status, or national origin).
Leslie	Young	I have a laundry room on my property. Can I post children are not allowed in the laundry? Reason, playing with water, swinging on dryer doors, damaging machines and breaking windows/screens.	X	This question was answered verbally.
Michael	Klein	does the age 62 apply and no children in a senior project with the right documentation.		
Lorna	K	Understanding Hanai is acceptable and common in Hawaii, how can a landlord protect themselves from possible kidnapping or other type of criminal activities related to child trafficking, etc.?		
Raelene	Tenno	Is their discrimination against people with convictions, they went to jail and now out on parole or even that they have a conviction	X	This question was answered verbally.
Lopaka		Not acceptable to ask for documentation because it is a natural right of the Hawaiian people but shouldnt an affidavit be enough?		
Lorna	K	Is it acceptable to ask for documentation confirming hanai?	X	Alexis: Hawaii State Fair Housing law includes protections for those with "unwritten permission from the legal parent, such as hanai relationships." If the landlord knows these children are your hanai children, requesting additional documentation from you could be discriminatory.
L	Bass	Awesome presentation. Mahalo!		
Sandra	Nishek	What are the landlords rights when a single family with one child, in a two bedroom/ one bath unit, over time increase in size by 4 more children, one hanai daughter and a brother in law. Does the landlord have grounds for eviction? The septic has been pumped twice in four months. Please advise.	X	Alexis: Thank you for your question! I will rephrase your question to explain the general information about the situation. Unfortunately we cannot comment on a specific situation.
Raelene	Tenno	Is their discrimination against people with convictions, they went to jail and now out on parole or even that they have a conviction	X	Alexis: This question has been answered verbally.
Katia	Moraes Polster	To clarify, the lease wouldn't need to be renegotiated. So for example if utilities are included in the rent, can a landlord increase that fee outside the existing lease?		
Proceso	Corpuz	So adding children to case analysis with lailani is reasonable, what if denying addition because of liability and safety concerns, still a fair housing violation?		
Monica	Wilson	could you repeat what was said re regarding use of pronouns	X	Carrie Ann: <a href="https://www.whitehouse.gov/briefing-room/presidential-actions/2021/01/20/executive-order-preventing-and-combating-discrimination-on-basis-of-gender-identity-or-sexual-orientation/">https://www.whitehouse.gov/briefing-room/presidential-actions/2021/01/20/executive-order-preventing-and-combating-discrimination-on-basis-of-gender-identity-or-sexual-orientation/</a>
L.	Bass	I loved that (re slide 30 and discussion)		
Lopaka		Can a landlord discriminate based on income qualifications or require a certain net/gross income?	X	Alexis: In order for to be protected from discrimination, you need to be a member of a protected class. The Federal Fair Housing Act and State Fair Housing Act does not include income or source of income as a protected class. Alexis: Wanted to clarify, it doesn't include income*. If a landlord doesn't want someone with income from SSDI, they're effectively denying people who are disabled. Disability is a protected class under the Fair Housing Act.
L	Bass	What are the HUD requirement on accomodating transgender in Temporary/Emergency Shelters? E.g. community restrooms.		
Barron	Burton	Isn't leaving a prospective tenant without sound advice regarding preferences negligible on the realtors part. Giving suggestions on safety, comfort, and space seems like a part of their core responsibilities. Isn't letting a tenant decide completely on their own with no background on the property hurtful to the tenant in the end?		
Barron	Burton	I guess I'm confused on the difference between when a suggestion is warranted and a directive where a tenant is being forced to do something.		
Lopaka		True talk. In the past, women had no right nor public responsibilities. Federal policy has helped to develop further the moral agenda set out in the principles of the constitution and amendments.		
Joelvonne	Kamaka	Occupancy standards : If you have a tenant selction policy that only requires a certain number of individuals in a unit, does a housing provideer ignore the guidance created for staff . Also increased number of tenants in a unit may create extensive damage to the unit because of overcrowding and over use of appliances, toilets, tubs, ranges.		
Joelvonne	Kamaka	Please if possible, I really would like my question answered. Thank you.		
Raelene	Tenno	never knew there was a hostile housing terminology under faif housing. How would this apply to condos whrn its the resident manager being the hostile party. over board onhouse rule enforcement		
Janice	Murakami	Slide 12. says nothing in Section 804 shall apply to any single family house sold or rented by a prbate individual owner PROVIDED that a private individual owner does not own more than three single family houses at one time. What does that mean? Can someone give an example? what if that private individual has more than 3 properties?	X	Alexis is private messaging this individual with a Fair Housing memo on Mrs. Murphy's. <a href="https://www.fairhousinghawaii.org/uploads/2/3/9/0/23902043/march_2015_fh_exemptions.pdf">https://www.fairhousinghawaii.org/uploads/2/3/9/0/23902043/march_2015_fh_exemptions.pdf</a>
JoDee	Hunt	are you not aware that evictions have been halted for over a year.....???	X	Alexis: Hi JoDee, we are very aware of the eviction moratorium. Not all evictions have been halted. It will also differ between states.

JoDee	Hunt	what evictions HAVE NOT been halted???? please explain!!	X	Darrell: Aloha JoDee. This is Darrell. I am aware of evictions that have occurred for reasons unrelated to non-payment of rent or arrears. The Governor's Emergency Proclamation only covers evictions for non-payment of rent or excess arrears. Here's a copy of the proclamation itself. <a href="https://governor.hawaii.gov/wp-content/uploads/2021/04/2104031-ATG_Nineteenth-Emergency-Proclamation-for-COVID-19-distribution-signed.pdf">https://governor.hawaii.gov/wp-content/uploads/2021/04/2104031-ATG_Nineteenth-Emergency-Proclamation-for-COVID-19-distribution-signed.pdf</a> . See page 17
Lopaka		Any person meaning man or women it seems. Does the VAWA protect veterans in federally subsidized disabled veterans housing program from other hostile program residents?	X	Alexis: VAWA is not limited to women and available to all without regard to sex, gender identity, or sexual orientation. I hope that answers your question!
Selomiti	Lopes	is there a law similar protecting men?	X	Alexis: VAWA is not limited to women and available to all without regard to sex, gender identity, or sexual orientation. I hope that answers your question!
Linda	West	What if the victim keeps allowing the perpetrator to come back over and over and the domestic violence continues and the neighbors right to live in peace is affected? can the whole family be evicted?		
Marline	Fernandez	Federal funds - not sure if I this is the place to ask. Our VOCA grant manager - approved for us to use the VOCA funds to pay the survivors portion of the rent who is holding a HUD sec. 8 voucher. Called HUD in our county and they are unable to answer the question and wanting more information of the survivor. Survivor doesn't want to give out information, in fear that it will affect her housing.		
Anonymous		if there is violence by both husband and wife in and outside the unit and with damages inside the unit, would this be grounds for termination?		
Proceso	Corpuz	bathroom male and female, can a transgender can use both bathroom?		
Kim	Holder	Does a property owner have a duty to take action when their tenant is harrassing a next door property owner. Including terroristic threatening, where there is a conviction and the neighbor doesn't feel safe with their perpetrator living next door?		
Beth	Ivey	Even on legal documents? in creating the leagal contact/lease?		
Ken	Lau	Jodee, commercial evictions are allowed. Exceptions to residential evictions...owner or family member wishes to re-occupy premises, new owner (buyer) intends to occupy premises, evictions are allowed for bad behavior.		
Ken	Lau	Jodee, also allowed are evictions based upon expiration of lease.		